



# PRIORITY

PROPERTY SERVICES



**2 Bedroom Semi Detached House In Need Of Full Modernisation. Ground Floor W.C & First Floor Shower Room. Attached Garage & Parking. Very Long Lawned Garden To The Rear. No Upward Chain.**



135 John Street Biddulph ST8 6HP

£85,000

**LOUNGE** 13' 0" maximum into the chimney recess x 11' 10" (3.96m x 3.60m)

Wall mounted gas fire. Two panel radiators. Low level power point. Telephone point. Coving to the ceiling with ceiling light point. uPVC double glazed door and window to the front elevation.

**KITCHEN** 12' 2" x 10' 2" maximum into recess (3.71m x 3.10m)

Range of base units with work surfaces. Stainless steel sink unit with hot and cold taps. Wall mounted gas fire. Ceiling light point. Door to walk-in under stairs pantry. Door to stairwell to the first floor. Access to a small utility off. uPVC double glazed window towards the rear elevation allowing excellent views of the long garden to the rear.

**UTILITY AREA** 6' 10" x 6' 2" (2.08m x 1.88m)

Base unit. Power point. Ceiling light point. uPVC double glazed window and door to the side elevation.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Part tiled walls. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the side.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Loft access point. Low level power point.

**BEDROOM ONE** 12' 10" x 11' 8" (3.91m x 3.55m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM TWO** 12' 2" x 10' 2" (3.71m x 3.10m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing excellent views of the rear garden. Door to first floor shower room.

**FIRST FLOOR SHOWER ROOM** 10' 10" x 6' 0" (3.30m x 1.83m)

Wash hand basin with hot and cold tap. Shower cubicle with wall mounted (Triton) electric shower. Panel radiator. Cylinder cupboard. Ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a low level brick wall forming the front boundary with flagged patio to the front. Tarmac driveway to the side allowing off road parking and vehicle access to the attached garage. Flagged gated access to rear.

**REAR ELEVATION**

Good size flagged patio surrounded by a low level wall. Step up to a long, mature, lawned garden with timber fencing forming the boundaries. Outside water tap. Flagged gated access down the side to the front.

**ATTACHED GARAGE** 16' 6" in length x 7' 10" at its widest point (5.03m x 2.39m)

Up-and-over door to the front elevation. Pitched roof. Power and light point. uPVC double glazed door and window to the rear elevation.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!**

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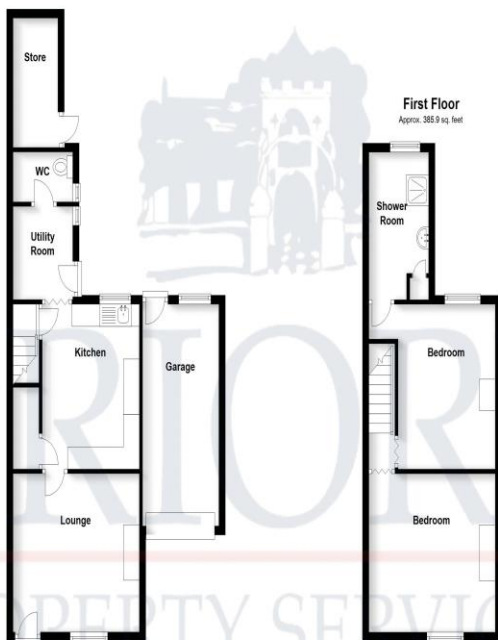


### Biddulph's Award Winning Team





Ground Floor  
Approx. 596.4 sq. feet



Total area: approx. 952.3 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt.

Energy Performance Certificate



135, John Street, Biddulph, STOKE-ON-TRENT, ST8 6HP  
 Dwelling type: Semi-detached house Reference number: 2528-0023-7276-5288-8944  
 Date of assessment: 22 June 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 24 June 2018 Total floor area: 72 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

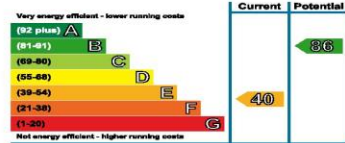
Estimated energy costs of dwelling for 3 years: £ 4,236  
 Over 3 years you could save £ 2,541

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 153 over 3 years	
Heating	£ 3,162 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 834 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 4,236</b>	<b>£ 1,695</b>	<b>You could save £ 2,541 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,155
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192
3 Increase hot water cylinder insulation	£15 - £30	£ 108

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.